



ROOFINGPROJECTS-COM

ROOF RESTORATION SCOPE OF WORK

Tenet Holdings, Inc. – National Moldings, Miami Lakes, FL

Roof Sections: 1-6

GENERAL

1.1 SUMMARY

A. Scope of Work (Sections 1-6):

1. Install new Gaco Polyurethane Coating system (**see reference specification included with project bid documents**) over field of roof, perimeter flashings, penetration flashings throughout the project area. Installation shall be as per manufacturers printed instructions and as required to meet manufacturers 15 year no dollar limit material and workmanship warranty. Coating color to be white. An add alternate line item on the bid form requests the cost of increasing to a 20-year warranty.
2. The existing roof system is comprised of the following: The existing roof system over the concrete deck is approximately as follows: Concrete deck, asphalt bur/vapor barrier, 2 in of ISO, 1.5 in BUR with gravel (embedded), 2 in ISO and the surface TPO membrane. Total thickness 6 in. to 6.5 in. The existing roof system over the steel deck areas is approximately as follows: Steel Deck, 4 in of ISO, 1.5 in. BUR with gravel embedded, .5 in wood fiber board, surface TPO Membrane. Total thickness 6 in.+/. **Bidders will be given the opportunity to verify core cut prior to signing the Owner's Contract.**
3. Tear off designated wet/damaged insulation roof areas identified during the course of the work. On Section #3, **Contractor must follow the complete tear off and partial tear off areas clearly identified on the roof drawing. Follow the guidelines outlined in the tear off specification for the new roof installation in the complete tear off area. Partial Tear off of the steel deck areas will include removing the TPO membrane and underlying ½ in wood fiberboard only and infill with ½ in HD ISO. A moisture survey will be performed along with test cuts prior to the start of work by RoofingProjects. The cost of any additional required roof removal in addition to what has been identified on Section #3 will be applied to the \$50,000 General Cash Contingency allowance to be included in the lump sum bid price for the polyurethane Coating System outlined in this specification based on the requested unit pricing on the bid form.** Fill in removed insulation areas to match the height of the existing adjacent roof area and repair existing membrane with compatible materials prior to installing new coating. Unit price line items on the bid form will address wet or damaged insulation removal and infill for upper layer only and for complete removal down to the deck. All removal areas are to be documented by the contractor through markup drawing and photos confirming the conditions. RoofingProjects to be notified and made aware of the conditions as they are encountered.
4. Contractor must follow the edge conditions outlined on the roof drawing. Existing perimeter metal shall remain in place except for those areas identified as complete tear off or partial tear off.
5. Include in the Lump Sum Base Bid the cost to remove and replace existing gutters and downspouts identified by the edge conditions on the roof drawing
6. Install coating system across all complete tear off and partial tear off areas on Section #3 and where wet insulation has been identified.
7. The bid form will address a unit price to install drain inserts in the existing drain bowls flashed into the existing TPO roof system prior to installing coating system (each).

8. Preparation: pressure wash roof and flashings to remove all dirt, dust, debris, and other foreign contaminants.
9. Pre-fabricated pipe supports may be re-installed, all wood blocking and dunnage to be replaced with new pre-fabricated pipe supports (contractors choice) anchored to the pipe. Provide pipe and conduit supports at 10'-0" maximum spacing.
10. Pre-Coat all seams and flashing details with Polyurethane Brush-Grade primer.
11. Polyurethane Coating to be applied using medium nap roller, synthetic brush, tank spreader.
12. Clean all debris from the project area.
13. Provide a manufacturer's 20 Year Labor and Material, NO Dollar Limit (NDL) watertightness warranty and a contractor's 2-year warranty.
14. **Contractor to include in their lump sum pricing a Contingency Allowance of \$50,000.** All contingency allowance expenditures must be authorized in writing by Owner's Representative and RoofingProjects prior to being performed. Payment will not be made on any unauthorized contingency expenditures. Any allowance value not approved during the course of the project will be credited back to the Owner.
15. This roof restoration project should be treated as repair project with less than 25% of total roof area being replaced and therefore will not require the standard permitting or engineering required with the complete tear-off option.
16. A lump sum alternate price is requested on the bid form for the complete tear off of Section 34 with the remaining sections to be coated. This alternate option will require the engineering and permitting outlined on the complete tear-off specification. The cost of permitting and engineering must be included in the lump sum price for this option.

B. Instruction to Bidders:

1. **THE RESTORATION SCOPE OF WORK WILL BE THE LUMP SUM BASE BID REQUESTED IN NUMBERS AND IN WORDS ON THE ONLINE BID FORM. ALL OTHER OPTIONAL COMPLETE TEAR OFF OF ALL ROOF SECTIONS OR THE COMBINATION OF COATING AND TEAR OFF WILL BE SEPARATE LINE ITEMS DESCRIBED ON THE BID FORM.** Bids are to be submitted on the provided bid breakdown form thru RoofingProjects.com website. No other form of bid submission will be accepted.

2. Contractors wishing to get clarification to any aspect of this project must submit their question via roofingprojects.com "Ask Question" link within the purchased project prior to the date and time specified in the project RFP. All questions considered legitimate by RoofingProjects.com will be answered and sent to the bidders via e-mail. Any questions received and answered will be answered anonymously with the question and answer transmitted to all bidders.

3. The Roofing Contractor is responsible for reviewing all drawings, specifications, addendums, the mandatory Owner agreement and the answer to questions, prior to submitting their final bid price.

4. Bid Period Extensions: The Owner in association with RoofingProjects reserves the right to extend the bid period based on circumstances that may arise during the bid period. All bidders will be notified by email with the new bid closing date if applicable.

1.2 PROJECT CLOSE OUT

A. Project Completion

1. When the project is considered completed by the Roofing Contractor, the contractor will do the following:

- a. Notify Owner's Representative and Roofing Projects.com in writing that the Project is considered completed and that it has been inspected by the Material Manufacturer for warranty purposes. Letter shall list any punch list items generated by the Manufacturer's Inspection and



that these items have been corrected to the Manufacturer's satisfaction.

- b. Provide RoofingProjects.com with all inspection reports to include the Material Manufacturer's final inspection report.
- c. Assure surfaces of new work and surrounding ground areas are clean and free of excess construction material and all debris.

B. Final Completion Inspection

- 1. When the Roofing Contractor, and Material Manufacturer have indicated that the project is complete then a final inspection with RoofingProjects, Owner's Representative and the Roofing Contractor will take place.
- 2. All defects noted and non-compliances with the Specifications or the unfulfilled recommendations of the Material Manufacturer shall be itemized in a punch list. These items must be corrected immediately by the Applicator to the satisfaction of the Owner's Representative and RoofingProjects. and the Material Manufacturer prior to demobilization.

C. Final Payment

- 1. The following documents shall be submitted to Roofingprojects.com and accepted prior to final payment being made:
 - a. Manufacturer's final inspection report.
 - b. Confirmation that any punch list items identified on the manufacturers and RoofingProjects final inspection reports have been resolved.
 - c. Contractor and manufacturers warranties as referenced in this specification.
 - d. Contractor release of liens indicating that all entities involved with the project have been paid in full including but not limited to labor, materials, fees, taxes, etc.

END OF SCOPE OF WORK

NOTE: See reference specifications included with project bid documents. Questions regarding the installation requirements not covered in the attached Guideline Specifications from Gaco should be directed to your Gaco Representative.